

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 46 Great Northern Gardens, Bourne, Lincolnshire, PE10 9FU

£295,000 Freehold

Offered for sale with NO CHAIN this impressive four bedroom town house is located on this popular development within walking distance of the town centre and Grammar School. Set out over three floors the property offer excellent accommodation benefiting from, entrance hall, downstairs cloakroom, open plan kitchen/dining room, on the first floor there is a lounge and master bedroom with En-Suite shower room. On the second floor there are three further bedrooms and a family bathroom. Outside there is a driveway which leads to a single garage and to the rear a fully enclosed private garden making this home a must view. Please call 01778 392807 for more information.

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### ACCOMMODATION

**Entrance Hall** - With stairs leading to the first floor, radiator, power points and door leading to:

**Downstairs Cloakroom** - With low level wc and wash hand basin.

**Kitchen/Family Room** - 27' x 15'9" (8.23m x 4.8m) With modern fitted units comprising, single drainer sink with cupboard below, excellent range of wall and base units, built in oven and gas hob with extractor above, space for fridge freezer, space and plumbing for washing machine, upvc double glazed bay window to the front, open to the dining/living area with french doors and window onto the rear garden.

**First Floor Landing** - With stiar leading to the second floor and door leading to:

**Lounge** - 15'10" x 12'6" (4.83m x 3.8m) With french doors and Juliette balcony overlooking the rear, further window, radiator and power points.



**Bedroom One** - 11'9" x 9'2" (3.58m x 2.8m) With upvc double glazed window to the front, radiator and power points.

**En-Suite**-With Walk in shower cubicle, low level wc, wash hand basin, radiator and frosted window.

**Second Floor** - With built in airing cupboard and door leading to:

**Bedroom Two** - 14'6" x 8'5" (4.42m x 2.57m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 9'8" x 8'5" (2.95m x 2.57m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Four** - 8'2" x 7' (2.5m x 2.13m) With upvc double glazed window to the front, radiator and power points.

**Family Bathroom** - With modern fitted suite comprising panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

**Outside** - To the side there is a driveway providing off road parking which leads to a single garage with up and over door. The rear garden is a particular feature backing onto open space providing an excellent degree of privacy with paved patio leading onto a fully enclosed lawned garden.

### LOCAL AUTHORITY

South Kesteven

### TENURE

Freehold

### COUNCIL TAX BAND

D

